

BLOCK 4 LOT 3
IN OR 658 PG 339
SHEFFIELD VILLAGE PB 5/28 & 29

SANDEL EDWIN R & DONNA LURIE
54644 DORNBUSH ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299S-0004-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

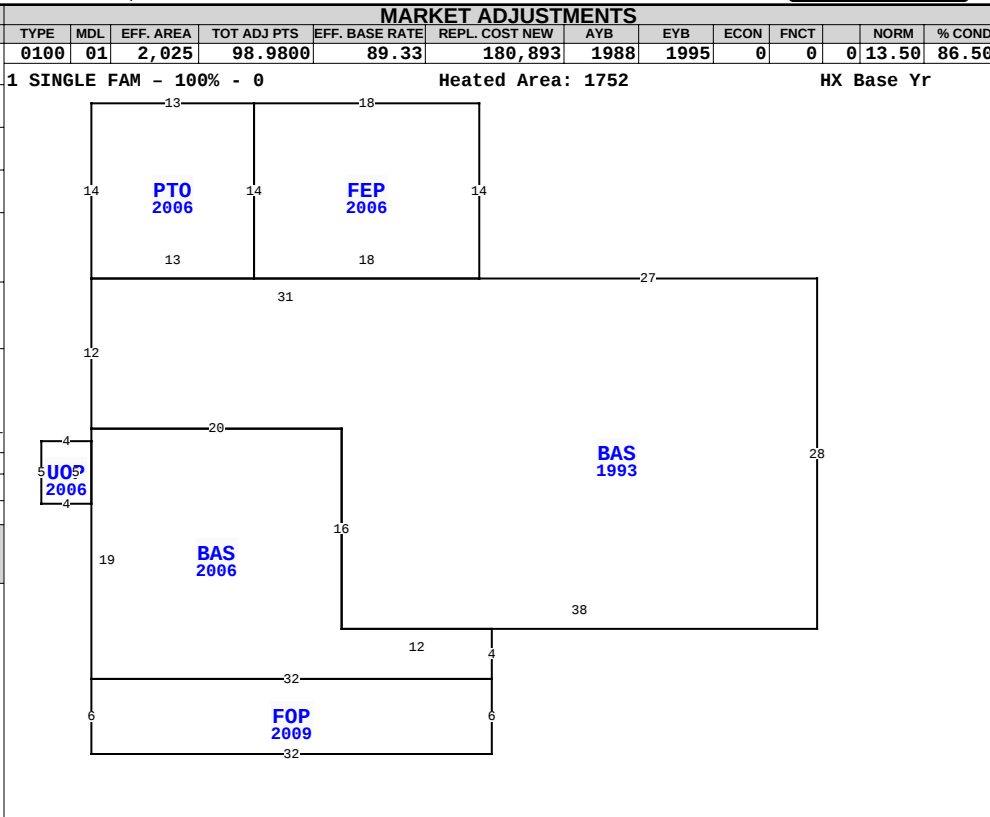
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,304	100	1,304	100,760
BAS	448	100	448	34,617
FEP	252	80	202	15,609
FOP	192	30	58	4,482
PTO	182	5	9	695
UOP	20	20	4	309

TOTALS	2,398		2,025	156,472
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	796.00	SF	5.20
2	1242	WD DECK A	0	100	10	14	140.00	SF	10.00
3	0810	CONCRETE A	0	100	14	6	84.00	SF	6.50
5	0510	GARAGE WD-	0	100	24	12	288.00	SF	24.85
7	0810	CONCRETE A	0	100	14	38	532.00	SF	6.50
8	0810	CONCRETE A	0	100	23	14	322.00	SF	6.50
9	0093	MANL GATE	0	100	0	0	1.00	UT	360.00
10	0825	BRICK	0	100	32	3	96.00	SF	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 11/25/2019 BY TWA



54644 DORNBUSH RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF									
12,882	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
1.00	1.00	45,000.00	45,000.00	45,000					

Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	156,472		
TOTAL MARKET OB/XF VALUE	12,882		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	214,354		
SOH/AGL Deduction	91,367		
ASSESSED VALUE	122,987		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	72,987		
TOTAL JUST VALUE	214,354		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	182,026		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22742	XFOB	600	08/01/2009
B19691	ADDITION	2,000	04/01/2007
R10239	REPAIR/RRF	4,000	04/01/2007
B0108085	ADDITION	10,584	03/01/2001
2457	H/AC	0	02/10/1988
4532	NEW CONSTR	46,584	12/07/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0658/0339	5/13/1992	WD	Q	I		66,000	
GRANTOR: HARVELL ROSCOE & S T							
GRANTEE: SANDEL EDWIN & DONN							
0658/0338	5/13/1992	QC	U	V	05	70,000	
GRANTOR: HIGGINBOTHAM ALFRED							
GRANTEE: HAVELL ROSCOE & S T							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W27 FEP=[YR=2006] N14 W18 PTO=[YR=2006] W13 S14 E13 N14\$ S14 E18\$ W31 S12 BAS=[YR=2006] S1 UOP=[YR=2006] W4 S5 E4 N5\$ S19 FOP=[YR=2009] S6 E32 N6 W32\$ E32 N4 W12 N16 W20\$ E20 S16 E38 N28\$.									

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